

**TITLE 8 DEVELOPMENT CODE**  
**DIVISION 7: GENERAL DESIGN STANDARDS**  
**CHAPTER 3: LOT AREA.**

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**87.0301 General.**

Except as provided in this chapter, all parcels of land shall conform to the area regulations of the district in which the parcel is located.

Readopted Ordinance 3341 (1989)

**87.0305 Permitted Substandard Lots.**

Any legally created parcel having an area, width, or depth less than that required by an applicable standard set forth in the Development Code, or applicable planning area, may be used or built upon, provided the development otherwise conforms to the requirements of this Code.

Readopted Ordinance 3341 (1989)

**87.0315 Exceptions.**

(a) If two (2) or more legally created parcels of land or portions thereof are being combined in order to create a building site which will more nearly meet the lot area requirements set forth in the Development Code or applicable planning area the resulting parcel shall be deemed to have met the applicable area requirements.

(b) Where a lot area or yard width or depth has been reduced by any government agency to not more than twenty-five percent (25%) below the minimum requirements of the Development Code, or applicable planning area, by condemnation, acquisition or dedication for a road, drain or other public purpose, including any dedication as a result of a redistricting, Variance or Conditional Use Permit, the lot area existing before reduction shall be what counts for meeting the requirements of the Development Code or applicable planning area.

(c) In computing the lot area of a lot which abuts upon one (1) or more alleys, one-half (1/2) the width of such alley(s) may be assumed to be a portion of the lot.

(d) The subdivision of multiple-family dwellings and mobilehome parks that are the subject of an approved Conditional Use Permit shall not be held to the minimum area requirements of the designated land use district.

(e) Lots to be used for the preservation of historic structures or land uses may have less than the minimum lot size for the district provided that:

(1) The lot's structure and/or use has been or may be deemed historic by an incorporated, nonprofit historic preservation organization.

(2) The site will not be used for human habitation nor generate sewage effluent unless it is served by common sewage facilities or contains at least forty thousand (40,000) square feet and the facilities meet the approval of the Department of Environmental Health Services.

(3) The lot owner will grant an easement in perpetuity to San Bernardino County or other governmental body empowered to accept such easement, restricting further development of the site to nonhistoric preservation purposes.

Readopted Ordinance 3341 (1989)

**87.0320 Multiple-Family Residential Density Limits.**

The number of units allowed on a parcel located in a multiple-family land use district which specifies the total net lot area per dwelling unit shall be calculated by dividing the total net area of the lot in square feet by the figure before the district designation. Fractional units of 50% (.50) or greater shall be rounded to the next higher number.

Readopted Ordinance 3341 (1989)

**87.0325 Aliquot Part or Metes and Bounds Subdivisions.**

Metes and Bounds divisions may have actual parcel areas that are ten percent (10%) less than those required by the applicable land use district, where the parcels have topographical constraints or where the parcels of land are created by aliquot part division.

Readopted Ordinance 3341 (1989)

**87.0330 Measurement of Lot Dimensions.**

All required lot widths, whether on rectangular, pie-shaped or other irregular lots, are measured at the required building setback line. On any irregularly shaped lot, the required lot dimensions other than lot width must be satisfied by the average dimensions of the lot.

Readopted Ordinance 3341 (1989)

**87.0340 Lot Area Calculations.**

Minimum lot area requirements established by this Title shall be calculated as follows:

(a) LESS THAN ONE (1) ACRE. Where a Development Code Standard specifies a minimum lot area requirement that is less than one (1) acre, the lot area shall be that area included within the perimeter of the legal boundaries of the subject property, exclusive of any area within abutting planned rights-of-way.

(b) ONE (1) ACRE OR GREATER. Where a Development Code Standard specifies a lot area requirement that is one (1) acre or greater, the lot area shall be that area included within the perimeter of the legal boundaries of the subject property inclusive of that area within the planned rights-of-way up to the centerline, not to exceed sixty (60) feet from the legal boundary of the lot.

Readopted Ordinance 3341 (1989)